

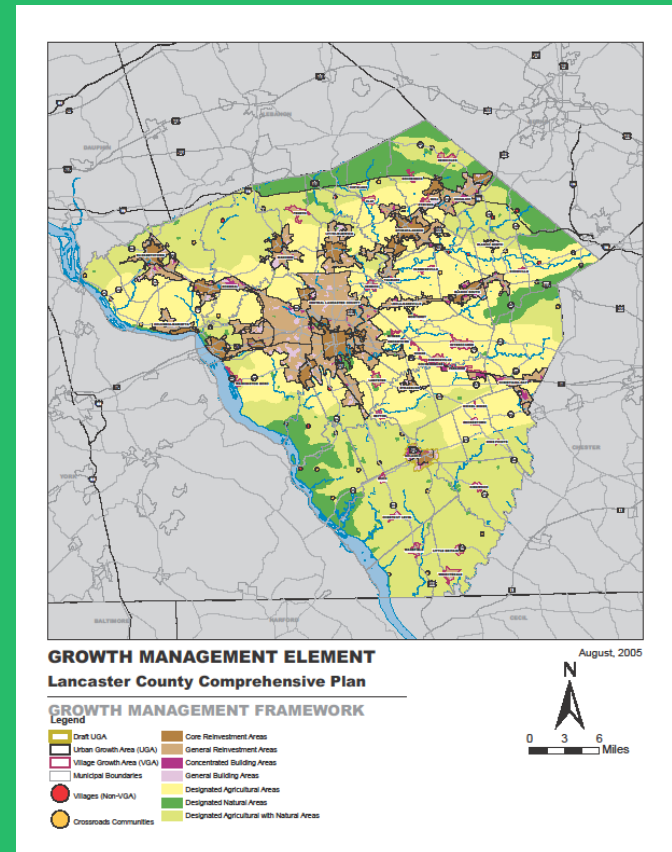
RURAL STRATEGY PLANNING AND IMPLEMENTATION



LCPC Agricultural and Rural Lands Planning History



Future Land Use Map
DIRECTIONS - 1975



Growth Management Element
BALANCE- 2006



Lancaster County
Planning Commission

Balance

Rural Strategy Objectives

Rural Strategy



part
1

**Protect
resources in
Designated
Rural Areas**

**Focus
Growth
in Rural
Centers**

part
2



part
3

**Support
the Rural
Economy**

Agricultural Land Use Tools

Agricultural Zoning District Guidelines for Lancaster County, Pennsylvania

Lancaster County, Pennsylvania



Lancaster County Planning Commission
October 2010

Agritourism Guidelines

For the Promotion and Regulation
of Farm-based Tourism Enterprises

Lancaster County, Pennsylvania



Lancaster County Planning Commission
Lancaster County Tourism Development Council

Noxious Plants for Agricultural Livestock in Pennsylvania

Lancaster County, Pennsylvania
2010



Lancaster County Planning Commission

Natural Resources Tools



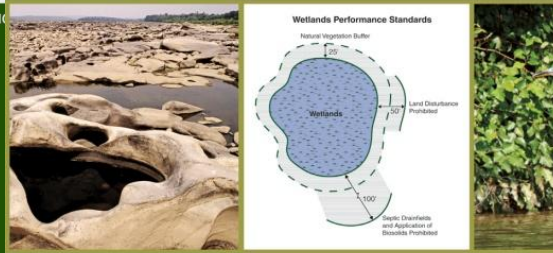
The Green Infrastructure

envision
Lancaster County

The Comprehensive Plan for Lancaster County, Pennsylvania

Model Conservation Zoning District and Natural Resource Protection Standards

Lancaster County, Pennsylvania



Lancaster County Planning Commission
June 2010

Pennsylvania Native Trees and Shrubs A Landscaping Guide



Teuga canadensis (Canadian Hemlock)

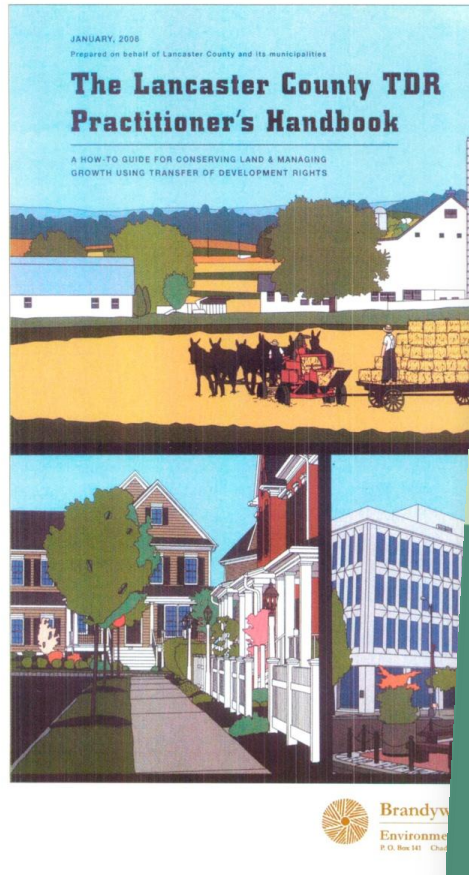


Kalmia latifolia (Mountain Laurel)



Lancaster County Planning Commission
Lancaster County, Pennsylvania
2011

Rural Centers Tools



Planning Strategies for Lancaster County's Rural Centers

Lancaster County, Pennsylvania



Lancaster County Planning Commission
November 2011

Lancaster County Smart Growth Toolbox Featured Tool #7 Wastewater Strategies for Rural Areas

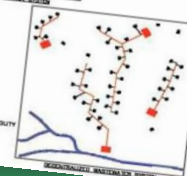
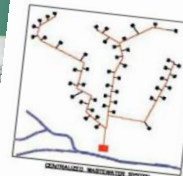
TOOLBOX CATEGORIES



[Wastewater Strategies for Rural Areas](#)
[Lancaster County Study of Municipal Wastewater Disposal Options Infrastructure Analysis Project](#)

Related Tools
[TDR Ordinance/Handbook](#)
[Model Agricultural Zoning](#)
[Model Conservation Zoning](#)

Resources
[Balance](#)



IN BRIEF

The Rural Strategy of *Balance* limits the provision of public sewer service to Villages and, where appropriate, to Rural Business Areas and Rural Neighborhoods. Also, service could be provided to existing development in the cases of a threat to public health and safety. Otherwise, development in Designated Rural Areas must be supported by on-lot systems.

Public sewer service provided to Villages, Rural Business Areas, and Rural Neighborhoods could consist of a variety of collection and treatment alternatives. Rural Areas could be serviced by septic systems, mound systems, cluster systems, spray and drip irrigation systems, decentralized systems, and innovative on-site systems.

This tool provides a wastewater evaluation process that can be used by municipalities and developers to evaluate feasible, environmentally sound wastewater management alternatives to large public systems that will meet the goals of the county and local comprehensive plans. It was developed to assist municipalities with identifying appropriate wastewater management strategies for rural areas, particularly rural centers and identified needs areas.

Planning Strategies for Lancaster County's Rural Centers



Planning Strategies for Lancaster County's Rural Centers

Lancaster County, Pennsylvania



Lancaster County Planning Commission
November 2011

Rural Centers- Villages



Rural Centers- Crossroads Communities



Rural Centers Identification Guide

Strong Gateway Presence

A community's entrance could be considered a gateway if it effectively marks a transition from the countryside into the Rural Center, especially along a major route. The gateway can reflect the community's identity, create an aesthetically pleasing effect, calm traffic, and produce other benefits. A subtle form may simply be a change in the landscape from farmland or woodland to residences and businesses (as shown in the upper image), whereas a stronger gateway likely incorporates substantial signage, landscaping, or other elements.



Subtle gateway



Strong gateway presence

RURAL CENTERS ACTION STEPS

Do we want our Rural Center
to grow?



RURAL CENTERS ACTION STEPS

How will our Rural Center grow-
infill development,
redevelopment, expansion,
residential, mixed use?

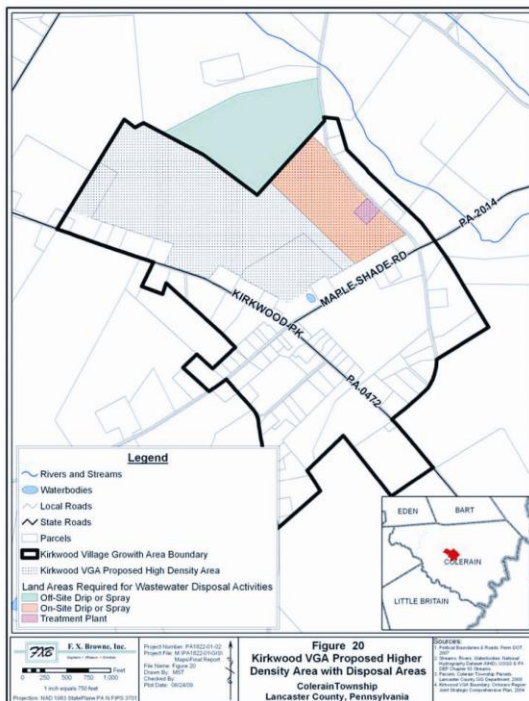


RURAL CENTERS ACTION STEPS

Do we have the infrastructure
to permit additional
development?

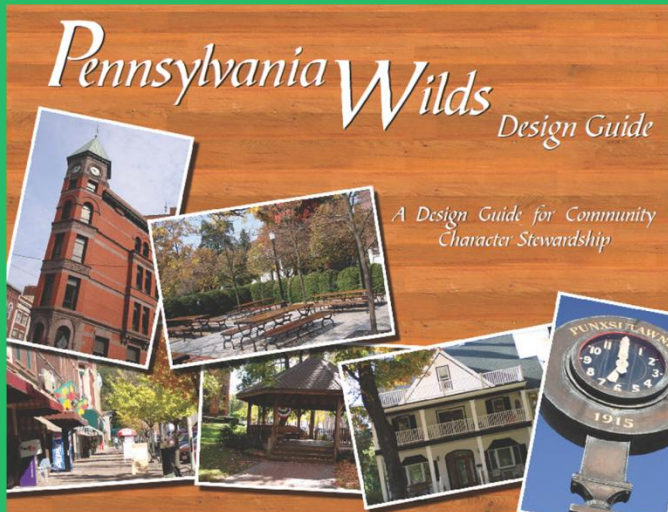


36 4.0 Colerain Township Case Study



RURAL CENTERS ACTION STEPS

What will the new development look like?



T-1



T-2



T-3



T-4



T-5

Zoning Ordinance

Penn Township, Lancaster County, PA

Adopted May 9, 2011

Plan for a sustained and healthy future for your community





The Railroad House Inn



Residential form



Northwest river trail



Marietta Square- Market street



Marietta Theatre



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